070.0	0003	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	747,100 /	747,100
					USE VALUE:	747,100 /	747,100
					ASSESSED:	747,100 /	747,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DANIELS MARY M & TONY S/ TRS
Owner 2:	MARY M DANIELS REVOCABLE TRUST
Owner 3:	
Street 1:	103 BEVERLY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DANIELS MARY M -
Owner 2:	-
Street 1:	103 BEVERLY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,250 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Wood Shingle Exterior and 2205 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10250.000	288,300	500	458,300	747,100
Total Card	0.235	288,300	500	458,300	747,100
Total Parcel	0.235	288,300	500	458,300	747,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.82 | /Parcel: 338.8

Legal Description

User Acct 44918

GIS Ref

GIS Ref

Insp Date 10/22/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 070.0-0003-0006.0

!6009!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	288,300	500	10,250.	458,300	747,100	747,100	Year End Roll	12/18/2019
2019	101	FV	254,100	500	10,250.	458,300	712,900	712,900	Year End Roll	1/3/2019
2018	101	FV	254,100	500	10,250.	392,900	647,500	647,500	Year End Roll	12/20/2017
2017	101	FV	254,100	500	10,250.	366,700	621,300	621,300	Year End Roll	1/3/2017
2016	101	FV	254,100	500	10,250.	314,300	568,900	568,900	Year End	1/4/2016
2015	101	FV	252,900	500	10,250.	281,500	534,900	534,900	Year End Roll	12/11/2014
2014	101	FV	252,900	500	10,250.	260,600	514,000	514,000	Year End Roll	12/16/2013
2013	101	FV	252,900	500	10,250.	248,500	501,900	501,900		12/13/2012

PRINT

Date	Time
12/10/20	20:49:38

LAST REV

Date	Time
10/10/19	09:45:12

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6009

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DANIELS MARY M,	1536-12		10/24/2018	Convenience	1	No	No		
	892-84		7/1/1977		52,000	No	No		Arsen S Daniels dod 6/26/2012

USER DEFINED

Prior Id # 1:	44918
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/2005	827	Re-Roof	17,500			G7	GR FY07	
5/18/2004	385	New Wind	9,500			G6	GR FY06	20 REPL WNDWS

ACTIVITY INFORMATION

Date	Result	By	Name
10/22/2018	MEAS&NOTICE	BS	Barbara S
1/18/2009	Meas/Inspect	372	PATRIOT
10/8/1999	Meas/Inspect	263	PATRIOT
2/23/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10250		Sq. Ft.	Site		0	70.	0.64	4			Med. Tr	-10					458,328						458,300	

Total AC/HA:	0.23531	Total SF/SM:	10250	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	458,328	Spl Credit		Total:	458,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	7 - Brick	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00239968
Adj $ / SQ:	128.558
Other Features:	83500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	391713
Depreciation:	103412
Depreciated Total:	288301

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

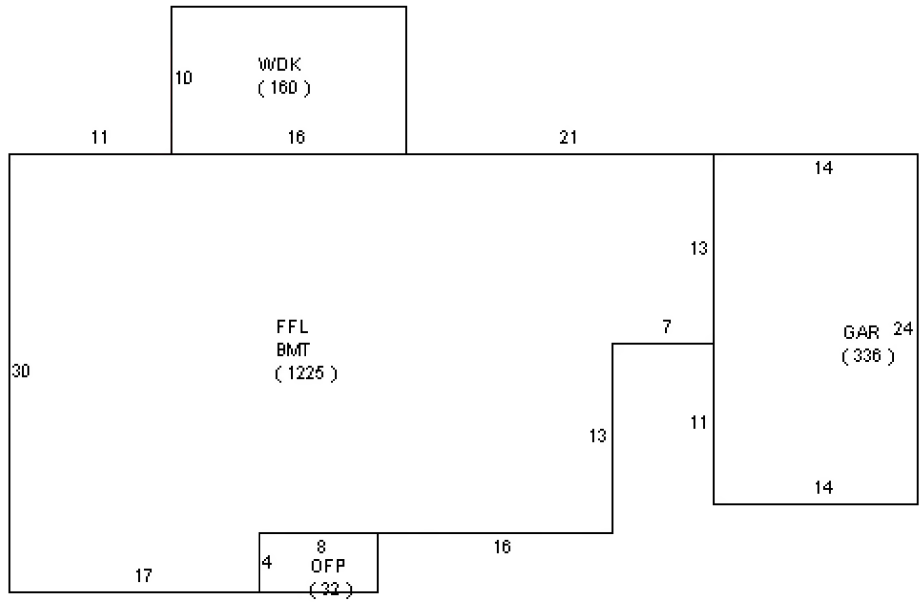
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	155.55
Special Features:	0	Val/Su Net:	96.81
Final Total:	288300	Val/Su SzAd	235.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,225	58.620	71,812
FFL	First Floor	1,225	128.560	157,483
GAR	Garage	336	22.490	7,558
WDK	Deck	160	12.280	1,965
OFP	Open Porch	32	44.110	1,411

Net Sketched Area:	2,978	Total:	240,229
Size Ad	1225	Gross Are	2978	FinArea	2205
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 070.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X16	A	AV	1970	4.20	T	39.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc